



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 25, 2015 REPORT NO. HO 15-020

ATTENTION: Hearing Officer

SUBJECT: KLINKOV CDP
PTS PROJECT NUMBER: 377975

LOCATION: 5915 Camino De La Casta

APPLICANT: Mr. Anatoly Klinkov, Owner
Mr. Claude-Anthony Merango, Architect/Agent

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit to construct an addition remodel to an existing, two-story, single family residence with an attached two car garage in the La Jolla Community Planning Area?

Staff Recommendation - APPROVE Coastal Development Permit No. 1328902.

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 12-1-3 to recommend approval of this project at their meeting on December 5, 2014. There were no conditions with this recommendation. (ATTACHMENT 12).

Environmental Review: – The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, as “New Construction or Conversion of Small Structures”. This project is not pending an appeal of the environmental determination. The exemption determination for this project was made on January 28, 2015; was circulated and the opportunity to appeal that determination ended on February 11, 2015 (ATTACHMENT 7).

BACKGROUND

The project site is currently developed with an existing single-family residence, originally built in 1960, located along the east side of Camino De La Casta within one block of the Pacific Ocean. The surrounding properties are fully developed and form a well established single family residential neighborhood. The historic significance of the existing structure was reviewed by Development Services Department’s Historical Section, based on the submittal of requested

historic back ground information. Their review concluded that due to previous alterations, including demolition of the original garage at the front and construction of a larger garage with second floor above, the property does not retain integrity and does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board criteria. A Historic Evaluation Report was not required.

The 8,864 square foot lot is relatively flat, with a slight drop in grade of approximately seven feet from the back of the lot to the front, a natural slope towards the street. The project site is located at 5915 Camino De La Costa, in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation, Beach Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones within the La Jolla Community Planning Area (ATTACHMENTS 1-3). A Coastal Development Permit is required, by the Land Development Code (Section 126.0702), for proposed development on property within the Coastal Overlay Zone.

DISCUSSION

The project proposes a 2,078 square foot addition remodel to an existing 2,939 square foot, two-story, single family residence, existing swimming pool and patio, resulting in a 5,017 square foot single family residence on the 8,864 square-foot property. The 2,078 square foot addition will change the design of the structure from a split level, predominately one story with a two story portion over the garage to a split level, which is entirely a two-story design with the attached two car garage remaining. The project site is located on the east side of the First Public Roadway approximately one block from the coastline. The proposed addition occurs primarily to add the second floor over the existing garage area with minimal ground disturbance and located all within the previously developed portion of the property. During the project's review with City staff, the applicant has modified the project to conform to all other development regulations of the RS-1-7 Zone along with the applicable regulations of the Coastal Overlay Zone.

The proposed building elevations indicate the use of exterior wood siding walls with portions of stone veneer, wood doors and windows and a composition shingle hipped roof. The project proposes minimal grading to the site, only in a few small areas where the foundation is being added to. All surface drainage run-off is conveyed through an existing drain system which was designed to direct drainage to discharge onto Camino De La Costa. The project is designed to comply with the 30 foot height limit with the height of the portions to the structure being approximately 29 feet 7 inches high.

The project is located in an area not containing any identified public views or potential intermittent views (ATTACHMENT NO. 11), as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is located across the street and two lots north and approximately seven lots south of two identified public access paths to the beach/coastline (ATTACHMENT NO. 10). However, this project development will be contained fully within the existing legal lot area and will not negatively impact these identified public access points. There is no other identified public access in or around this site. The proposed addition remodel does not impact any of the identified public vantage point(s) and the addition remodel design was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan. The

proposed addition remodel, meets the development setbacks and height limit required by the underlying zone.

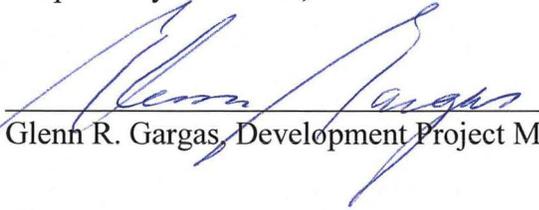
CONCLUSION

Staff has reviewed the proposed Coastal Development Permit and determined the project is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan and the applicable Coastal Development regulations. Staff has provided draft findings supporting Coastal Development Permit approval (ATTACHMENT 5). Staff recommends the Hearing Officer Approve the proposed Coastal Development Permit as proposed (ATTACHMENT 6).

ALTERNATIVES

1. Approve Coastal Development Permit No. 1328902, with modifications.
2. Deny Coastal Development Permit No. 1328902, if the findings required to approve the project cannot be affirmed.

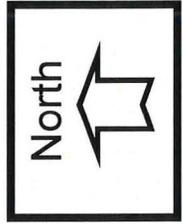
Respectfully submitted,



Glenn R. Gargas, Development Project Manager

Attachments:

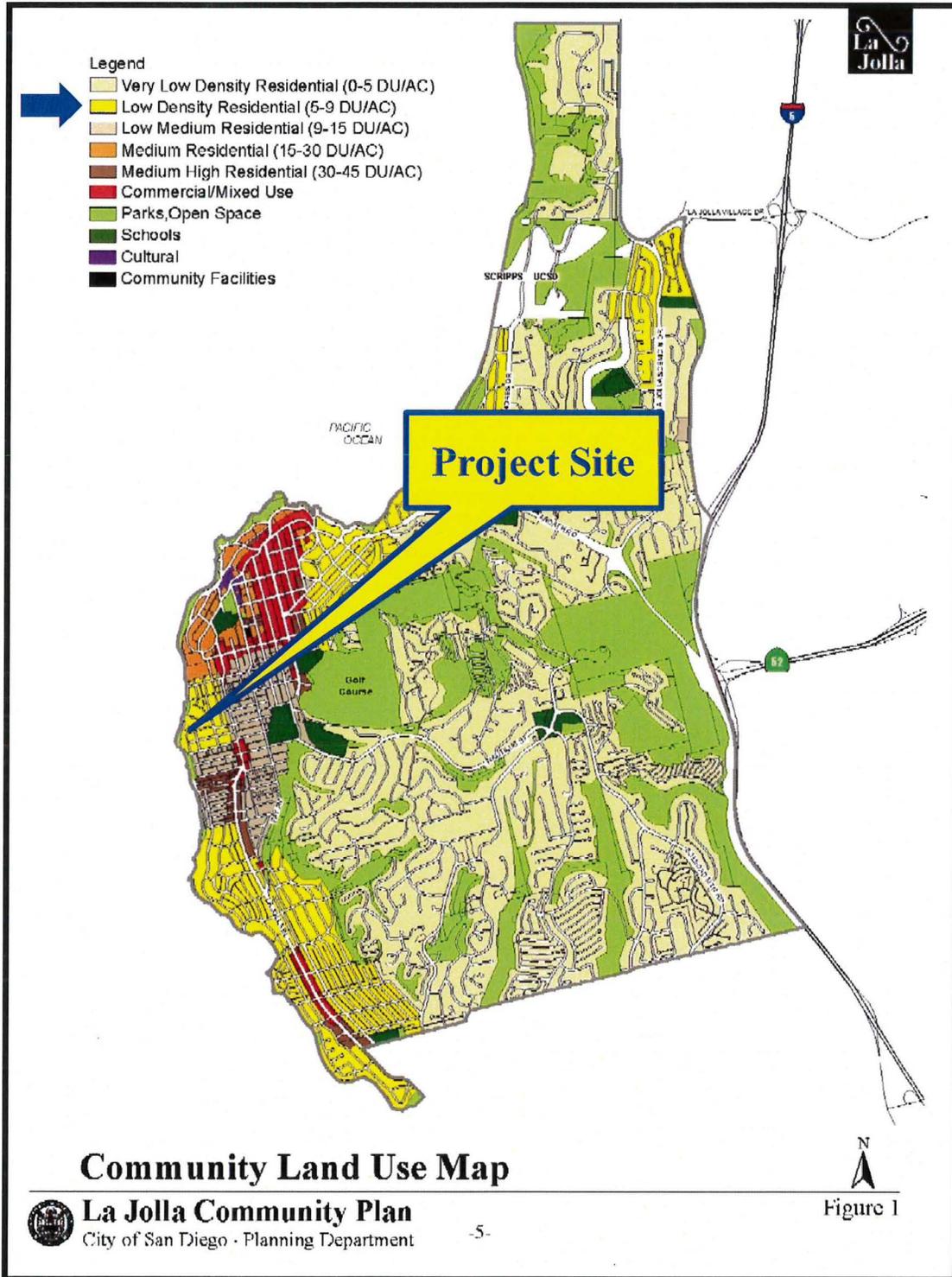
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP Permit Resolution with Findings
6. Draft CDP Permit with Conditions
7. Notice of Exemption
8. Project Site Plan
9. Project Plans
10. La Jolla Community Plan – Subarea G, La Jolla Hermosa – Physical Access
11. La Jolla Community Plan – Subarea G, La Jolla Hermosa – Visual Access
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Copy of Public Notice



Aerial Photo

**KLINKOV CDP / 5915 CAMINO DE LA COSTA
PROJECT NO. 377975**





Land Use Map

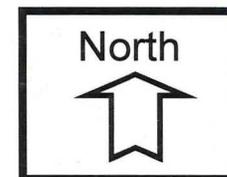
LIMBER CDP / SDP – 303 VISTA DE LA PLAYA
PROJECT NO. 355828 La Jolla





Project Location Map

KLINKOV CDP – 5915 CAMINO DE LA COSTA
PROJECT NO. 377975



PROJECT DATA SHEET

PROJECT NAME:	Klinkov CDP – Project No. 377975
PROJECT DESCRIPTION:	CDP for a 2,078 square-foot addition remodel to an existing 2,939 square foot single-family residence with a two car garage and swimming pool on a 8,864 square foot property.
COMMUNITY PLAN AREA:	La Jolla
DISCRETIONARY ACTIONS:	Coastal Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)

ZONING INFORMATION:

ZONE: RS-1-7 Zone

HEIGHT LIMIT: 30/24-Foot maximum height limit.

LOT SIZE: 5,000 square-foot minimum lot size – existing lot
8,864 sq. ft.

FLOOR AREA RATIO: 0.56 max. allowed – 0.54 proposed

FRONT SETBACK: 15 feet min. required – 15 feet proposed

SIDE SETBACK: 10 feet 11 inches (North) & 5 feet 3 inches (South) required –
10 feet, 11 inches (North) & 5 feet, 3 inches (South) proposed

STREETSIDE SETBACK: NA

REAR SETBACK: 13 feet required – 13 feet proposed

PARKING: 2 parking spaces required – 2 proposed.

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
SOUTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
EAST:	Low Density Residential; RS-1-7 Zone	Single Family Residence
WEST:	Low Density Residential; RS-1-5 Zone	Single Family Residence

ATTACHMENT 4

DEVIATIONS OR VARIANCES REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 12-1-3 to recommend approval of this project at their December 5, 2014 meeting

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1328902
KLINKOV CDP - PROJECT NO. 377975

WHEREAS, Anatoly Klinkov, T. Development, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit for an addition remodel to an existing two-story, split-level, single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1328902), on portions of a 8,864 square-foot property;

WHEREAS, the project site is located at 5915 Camino De La Casta, in the RS-1-7 Zone, Coastal (appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones within the La Jolla Community Plan area;

WHEREAS, the Site is legally described as a portion of Lot 4, Block 12, La Jolla Hermosa, Map No. 1810;

WHEREAS, on February 25, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1328902, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated February 25, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is currently developed with an existing single family residence and the subject property is located one block from the coastline within a fully developed single family residential neighborhood. The project proposes to add on to and remodel an existing residence, which includes a new second floor over much of the existing one-story portion with an attached two car garage in approximately the same location on the lot as the existing residence. The proposed project is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site is located on the east side of the First Public Roadway (Camino De La Costa) and two lots north of and approximately seven lots south of two identified public access points to the beach/coastline. However, this project development will not negatively impact the identified public access and there are no public views on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed project meets all of the development standards, such as building setbacks, floor area ratio and height limit required by the underlying zone. Thus the proposed addition remodel to the existing residence will not encroach upon any existing physical

accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed addition remodel of the existing residence will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site is currently developed with a single family residence located one block from the coastline within an urbanized and developed single family residential area. The existing property has been previously fully graded and developed. The property does not contain any form of Environmentally Sensitive Resource. The project proposes to add on to and remodel an existing residence, which includes a new second floor over much of the existing one-story portion with an attached two-car garage in approximately the same location on the lot as the existing residence. Site drainage currently exists and is designed to drain predominately toward the public street. The project's permit includes a condition requiring a Water Pollution Control Plan to be reviewed and approved by the City Engineer in order to meet the City's Storm Water Standards prior to construction permit issuance. A Water Quality Study, "Klinkov Residence", dated September 15, 2014, was prepared by Marengo Morton Architects, which was reviewed and accepted by the City's Engineering Section. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The project was previously graded and only a minimal amount of grading is proposed with this addition remodel project. Thus, this proposed development, the addition remodel of the existing residence will not adversely affect Environmentally Sensitive Lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed development to add on to and remodel an existing single family residence located on a site which has a Low Density Single Family Residential land use designation. The environmental analysis conducted by the City's Environmental Analysis Section determined that the project qualified for a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA). The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the RS-1-7 Zone, and Coastal Overlay Zone. The project site is located on the east side of Camino De La Casta, which is the First Public Roadway. The project site is located across the street and two lots north and approximately seven lots south of two identified public access paths to the beach/coastline. However, this project development will be contained fully within the existing legal lot area and not negatively impact the identified public access and there are no public views on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. There is no other identified public access in or around this site. Due to these factors the proposed addition remodel to the existing single family residence was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 8,864 square foot site, currently developed with an existing residence, is located within a well developed residential neighborhood within one block from the coastline. The project site is located along the first public roadway on the east side of the street, however, not between the first public roadway and the sea or coastline. Development of the project will be fully within the private property. There is no identified public access and public recreation area on or adjacent to the project site, except for an identified public access paths located across the street two lots to the south and approximately seven lots north of the site. However, this project development will not negatively impact the identified public access and these stated resources will not be impaired by the addition remodel type of re-development of this site. The proposed single family residential addition project is accessed from the existing public street, with adequate off street parking. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered. The Project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1328902 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1328902, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: February 25, 2015.

Job Order No. 24004845

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004845

COASTAL DEVELOPMENT PERMIT NO. 1328902
KLINKOV CDP - PROJECT NO. 377975
HEARING OFFICER

This Coastal Development Permit No. 1328902 is granted by the Hearing Officer of the City of San Diego to Anatoly Klinkov, T. Development, LLC, Owner / Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0707. The 8,864 square-foot site is located at 5915 Camino De La Casta, in the RS-1-7 Zone, Coastal (appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones and within the La Jolla Community Plan area. The project site is legally described as: Lot 4, Block 12, La Jolla Hermosa, Map No. 1810.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel and add on to an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction of a 2,078 square foot addition to an existing 2,939 square foot, split-level, single family residence, resulting in a 5,017 square-foot, two-story, single family residence with an attached two car garage on a 8,864 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site Walls, pool, spa and patio; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 11, 2018 (Pending California Coastal Commission Appeal Period).
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
2. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
3. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

4. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

5. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

6. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

7. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

8. The project proposes to export 8 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the

Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

9. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

10. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

11. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for the private brick walls and brick portions of the driveway encroaching into the Camino De La Costa Right-of-Way.

12. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

14. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

15. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

16. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

17. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

18. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

19. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

20. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 25, 2015, by
Resolution No. _____ .

NOTICE OF EXEMPTION

(Check one or both)

To: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

PROJECT TITLE/NO.: KLINKOV CDP / 377975
PROJECT LOCATION-SPECIFIC: 5915 Camino De La Costa, San Diego
PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

SCH No.: N/A

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT is being requested to remodel an existing 2,691.2-square-foot, two-story, with subterranean garage, single-dwelling residence. The project consists of a 371-square-foot first floor addition and a new 1,846-square-foot third floor addition to the existing structure. The project would also construct a 117-square-foot second floor deck and 198 square feet of third floor decks.

The .20-acre project is located at 5915 Camino De La Costa. The parcel is designated Low Density Residential and zoned RS-1-7 within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project site is within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (appealable), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, and the Transit Overlay Zone. (LEGAL DESCRIPTION: Lot 4, Block 12, Subdivision La Jolla Hermosa, Map No. 001810).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Anatoly Klinkov, T Development LLC, 275 East Douglas Avenue, El Cajon, CA 92120, (619) 417-1111.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268)
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: 15303 (New Construction or Conversion of Small Structures).
() STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

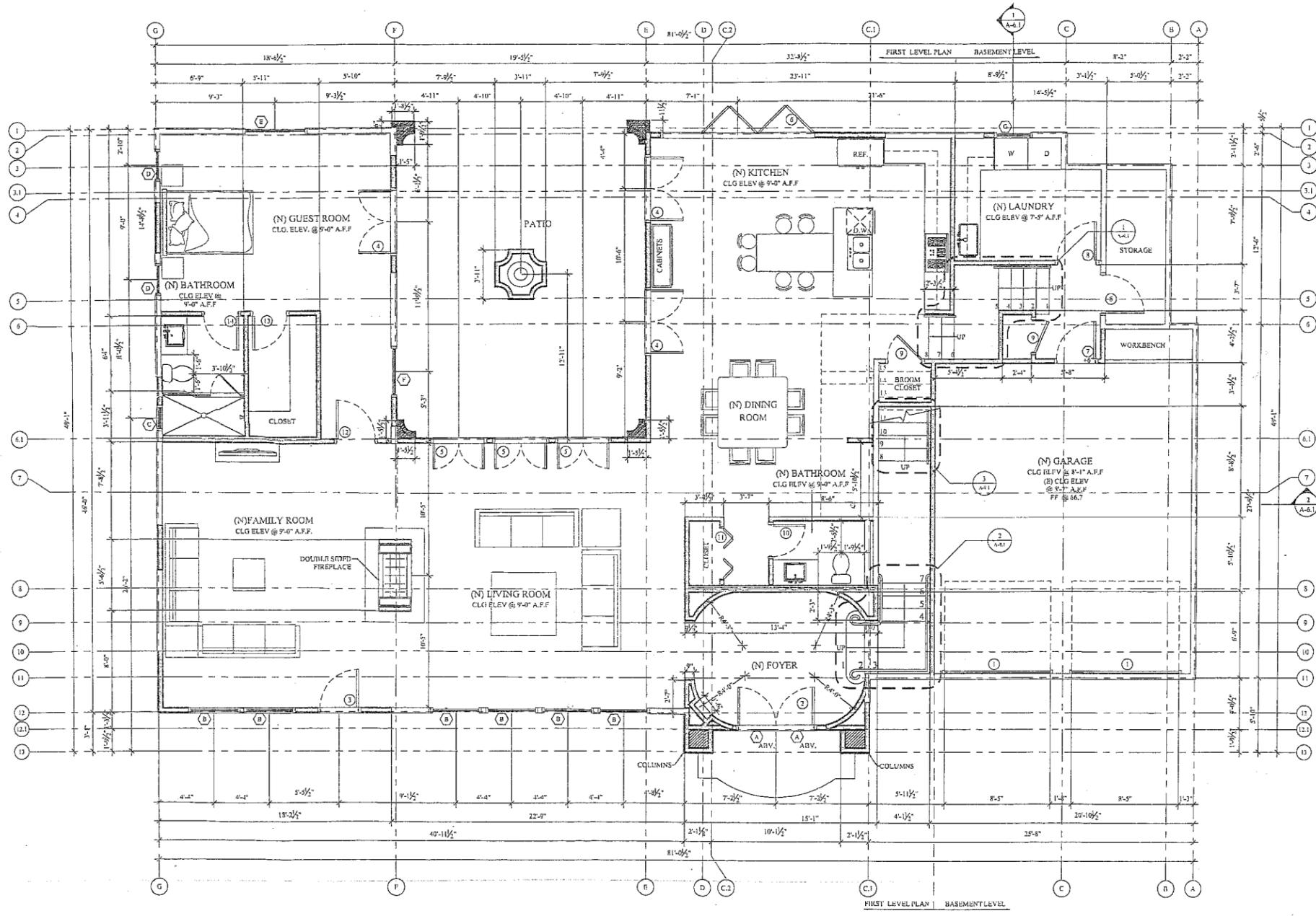
[Signature] Senior Planner
SIGNATURE/TITLE

January 28, 2015
DATE OF PROJECT APPROVAL

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



PROPOSED FIRST / BASEMENT LEVEL PLAN

FLOOR PLAN NOTES

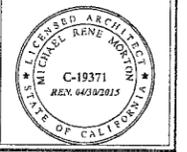
- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Arcs
R-13 Batt Insulation at all accessible interior walls for sound control.
R-20 Batt Insulation at Ceiling & Roof Areas.
R-4.5 Insulation Wrap On All New Hot Water Piping.
R-4.5 Insulation Wrap On All New Supply Ducts.
- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- K. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- L. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3.
- M. WATER HEATER: New Aquastar 240fixt instant gas water heater, .81 EF (or eq) typ of 1, TANKLESS
- N. HVAC: New Rheem RGPJ10N1AMER, 80,000 BTU gas FAU, .80 AFUE (or eq) typ of 1

FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE.
- ONE HOUR CONSTRUCTION 1X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE DETAIL S/A103.
- NEW DOORS AND DOOR SYMBOL. SEE SCHEDULE ON A-8.1
- NEW WINDOW AND WINDOW SYMBOL. SEE SCHEDULE ON A-8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDN. WALL. INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.



Marengo Morton Architects
 7724 Girard Ave.
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 La Jolla, CA 92037
 Tel. (858) 459-3769
 Fax. (858) 459-3768
 Michael Morton AIA
 Claude Anthony Marengo DERA



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**T. DEVELOPMENT LLC
 ADDITION AND REMODEL
 5915 CAMINO DE LA COSTA
 SAN DIEGO, CA, 92037**

REVISIONS
 A. Control Submittal 2014-06-27
 B. Control Re-Submittal 2014-10-29

PHASE **CDP**

PROJECT NO. 2014-04

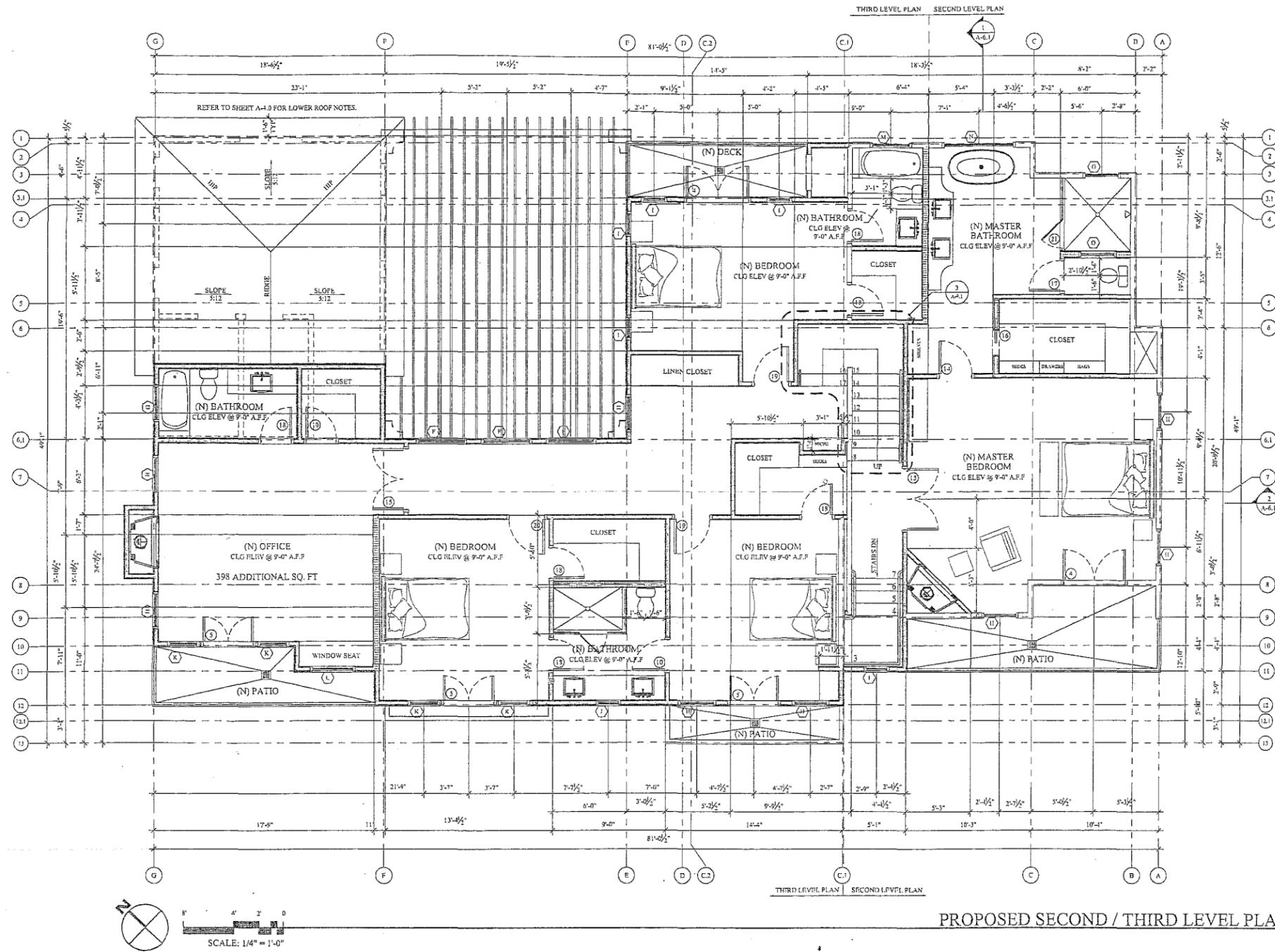
REVIEWED BY **TT**

DRAWN BY **LGD**

DATE **11-05-2014**

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SHEET TITLE: **PROPOSED FIRST LEVEL PLAN**
A-3.0
 SHEET 13 OF 23



FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For Demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas
R-13 Batt Insulation at all accessible interior walls for sound control.
R-30 Batt Insulation at Ceiling & Roof Areas.
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- M. WATER HEATER: New Aquestar 240fmg instant gas water heater, 81 EF (or eq) typ of 1, TANKLESS
- N. HVAC: New Rheem RGP110NAMES, 80,000 BTU gas FAU, .80 AFUE (or eq) typ of 1

FLOOR PLAN LEGEND

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- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
- ONE HOUR CONSTRUCTION 2X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE DETAIL 5 A10.3.
- NEW DOORS AND WINDOW SYMBOL, SEE SCHEDULE ON A8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"
- FLUSH WASHER AND DRIVER CONNECTION PER OX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD FOOT, WALL INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.



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**T. DEVELOPMENT LLC
ADDITION AND REMODEL**
5915 CAMINO DE LA COSTA
SAN DIEGO, CA, 92037

REVISIONS	DATE
A. Central Submittal	2014-05-27
B. Central Re-Submittal	2014-10-29

PHASE	CDP
PROJECT NO.	2014-04
REVIEWED BY	TT
DRAWN BY	LGD
DATE	11-05-2014

REVISION TOTAL: PROPOSED SECOND LEVEL PLAN
A-3.1
SHEET 14 OF 23



Marengo Morton Architects

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Michael Morton AIA
Claude Anthony Marengo D.E.S.A.



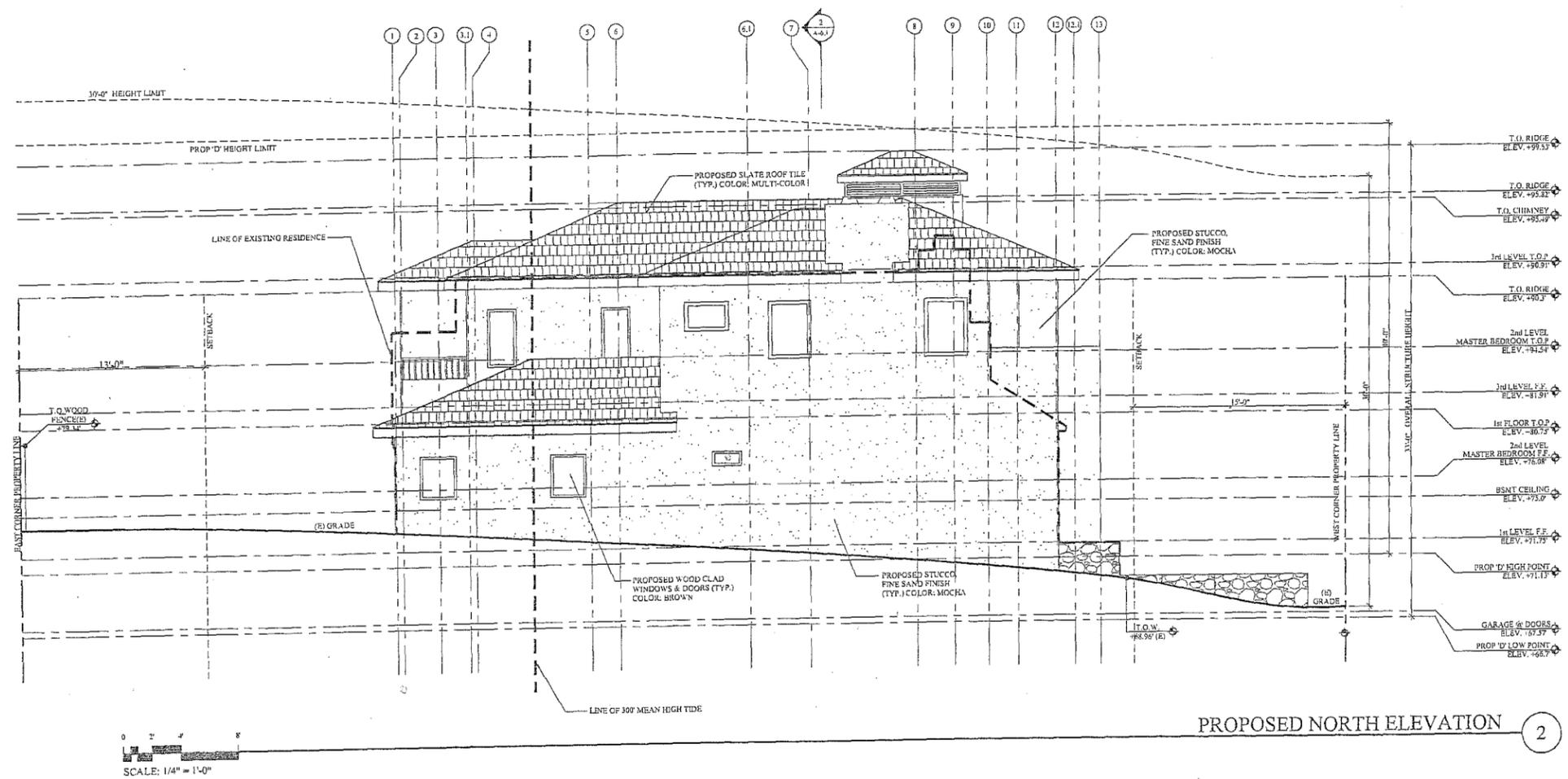
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**T. DEVELOPMENT LLC
ADDITION AND REMODEL**
5915 CAMINO DE LA COSTA
SAN DIEGO, CA. 92037

REVISIONS
A. Coastal Submittal 2014-05-27
B. Coastal Re-Submittal 2014-10-25

PHASE CDP
PROJECT NO. 2014-04
REVIEWED BY TT
DRAWN BY LGD
DATE 11-05-2014

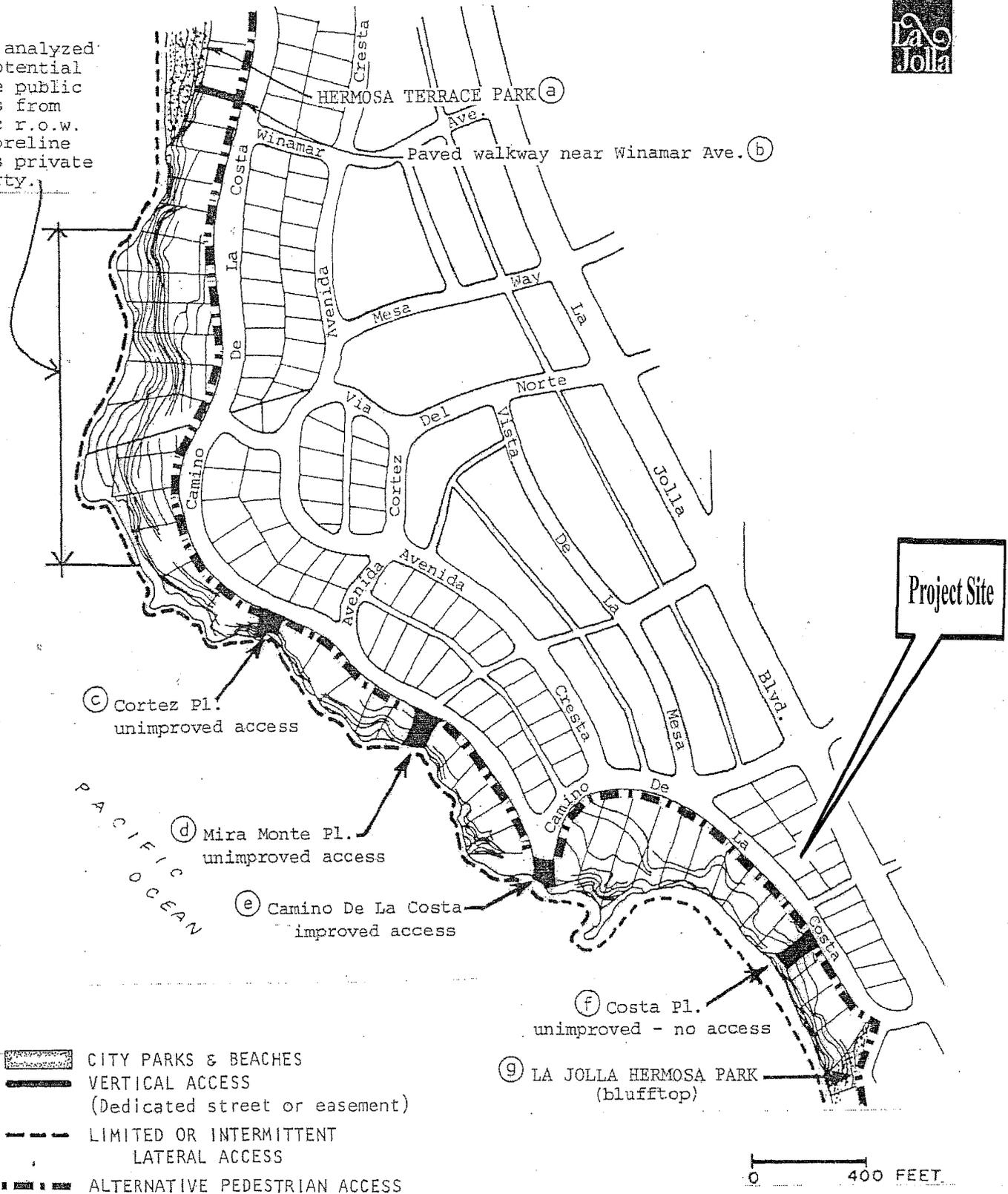
PROPOSED ELEVATIONS
A-5.5
SHEET 21 OF 23



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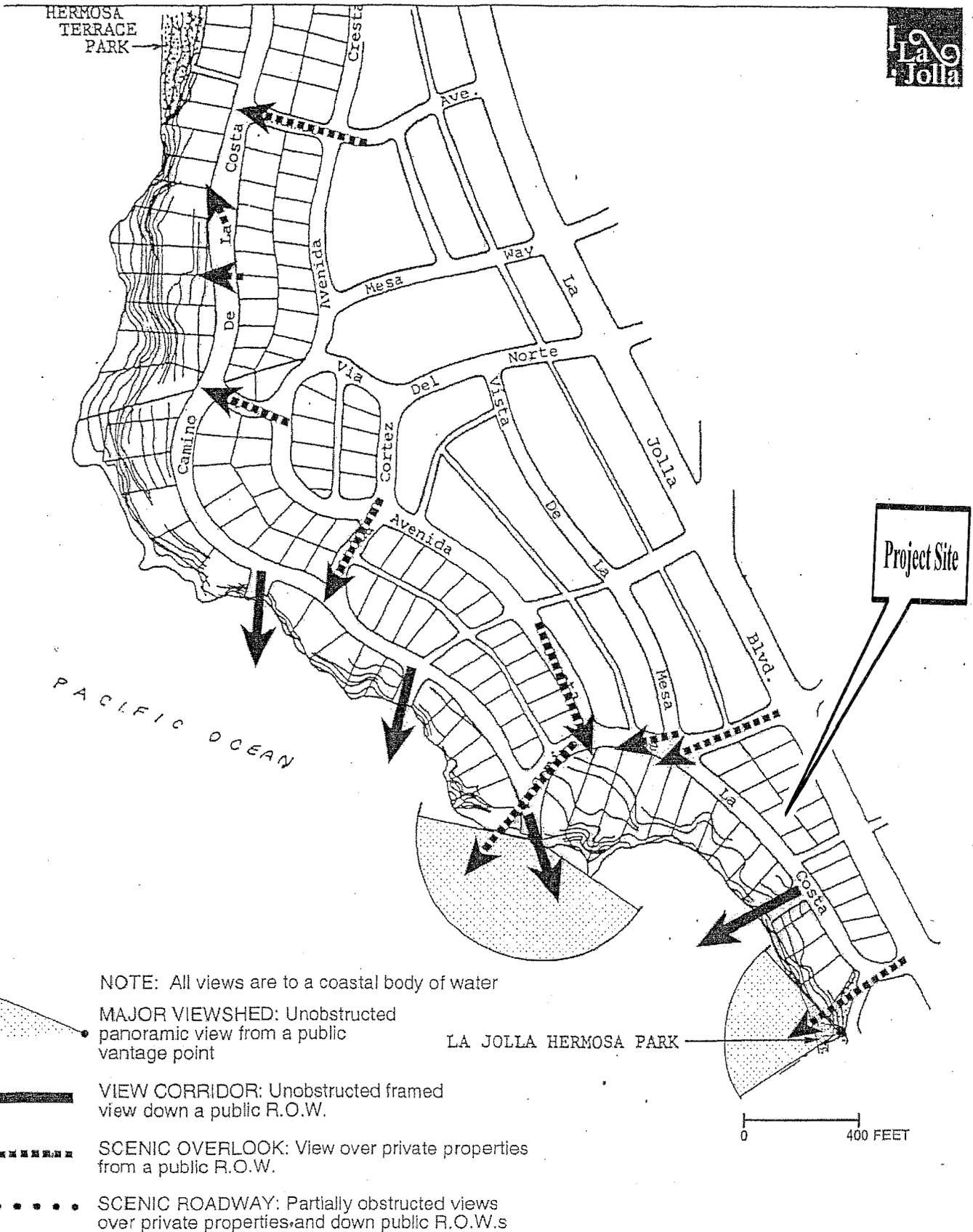


To be analyzed for potential future public access from public r.o.w. to shoreline across private property.



- CITY PARKS & BEACHES
- VERTICAL ACCESS (Dedicated street or easement)
- LIMITED OR INTERMITTENT LATERAL ACCESS
- ALTERNATIVE PEDESTRIAN ACCESS

Subarea G: La Jolla Hermosa - Physical Access



NOTE: All views are to a coastal body of water

MAJOR VIEWSHED: Unobstructed panoramic view from a public vantage point

VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.

SCENIC OVERLOOK: View over private properties from a public R.O.W.

SCENIC ROADWAY: Partially obstructed views over private properties and down public R.O.W.s

Subarea G: La Jolla Hermosa - Visual Access



La Jolla Community Plan
City of San Diego · Planning Department



Figure G



P.O. BOX 889
LA JOLLA
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 5 December 2014

Attention: Glenn Gargas, PM, City of San Diego

Project: Klinkov Residence
5915 Camino de la Costa
PN: 377975

Motion: To ratify the October 2014 recommendation of the DPR committee that the Findings can be made for a Coastal Development Permit for remodel of first and second floor with a 371 sf first floor addition and new 1,846 sf third floor addition to an existing single family residence, resulting in a 4,829 sf single family residence on a 8,864 sf property. **Vote: 12-1-3**

Submitted by: *Joseph LaCava*
Joe LaCava, President
La Jolla CPA

12/05/2014

Date



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: Klinkov Residence
 Project No. For City Use Only: 377975

Project Address:
 5915 Camino de la Costa La Jolla, CA 92037

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation [] Limited Liability -or- [X] General) What State? CA Corporate Identification No. 201332510253
Partnership []

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached [] Yes [X] No

Corporate/Partnership Name (type or print): T DEVELOPMENT, LLC
Owner [X] Tenant/Lessee []
Street Address: 275 EAST DOUGLASS AVE, STE 110
City/State/Zip: EL CAJON, CA 92020
Phone No: Fax No:

Corporate/Partnership Name (type or print):
Owner [] Tenant/Lessee []
Street Address:
City/State/Zip:
Phone No: Fax No:

Name of Corporate Officer/Partner (type or print): ANATOLY KLUNKOV
Title (type or print): PRESIDENT
Signature: [Signature] Date: 4/10/2014

Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
Owner [] Tenant/Lessee []
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
Owner [] Tenant/Lessee []
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
Owner [] Tenant/Lessee []
Street Address:
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Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
Owner [] Tenant/Lessee []
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 10, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	February 25, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, CEQA EXEMPTION, PROCESS THREE
PROJECT NO:	<u>377975</u>
PROJECT NAME:	<u>KLINKOV CDP</u>
APPLICANT:	Chris Degregorio
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a **Coastal Development Permit for addition / remodel of 2,078 square feet to an existing, 2,939 square foot single family residence, resulting in a 5,014 square foot single family residence on a 8,864 square foot property. The project site is located at 5915 Camino De La Costa, in the RS-1-7 Zone, Coastal (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones and within the La Jolla Community Plan area. This application was filed on August 5, 2014.**

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they

will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at

www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on January 28, 2015, and the opportunity to appeal that determination will end February 11, 2015.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004845.